

**PARK CITY COUNCIL MEETING  
SUMMIT COUNTY, UTAH  
FEBRUARY 15, 1996**

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled work session at the Marsac Municipal Building, 445 Marsac Avenue, Park City, Utah for the purposes and at the times as described below on Thursday, February 15, 1996.

**A G E N D A**

**Work Session**

|           |                                                     |
|-----------|-----------------------------------------------------|
| 3:00 p.m. | Process for Historic District Commission interviews |
| 3:15 p.m. | Bob Powers                                          |
| 3:30 p.m. | Paul Williams                                       |
| 3:45 p.m. | Linda McReynolds                                    |
| 4:00 p.m. | Jim Petrie                                          |
| 4:15 p.m. | Ken Martz                                           |

**Closed Session**

|           |                                           |
|-----------|-------------------------------------------|
| 4:30 p.m. | Historic District Commission appointments |
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Posted: 2/13/96

**PARK CITY WORK SESSION NOTES  
SUMMIT COUNTY, UTAH  
FEBRUARY 15, 1996**

**Present:** Mayor Brad Olch; Council members Hugh Daniels, Roger Harlan, Shauna Kerr, Paul Sincock, and Chuck Klingenstein

Retiring Historic District Chairman Chris Larson; Historic District Commission Candidates: Bob Powers, Paul Williams, Linda McReynolds, Jim Petrie, and Ken Martz

**1. Council questions/comments.** Paul Sincock reported that he and Roger Harlan visited the High School Student Council, who will be organizing a joint meeting with the City Council at the High School. He pointed out that since a majority of the students live in the County, it may be appropriate to invite a County Commissioner. Shauna Kerr suggested that there be a student liaison to the City Council who would attend meetings.

Valet parking was discussed. Roger Harlan discussed a letter he received at his home from Tom Hurd and asked that the Planning Department to respond.

**2. Interviews.** Jan Scott distributed interview questions and the Council decided to ask the following questions:

Brad Olch: Why are you interested in serving on the Historic District Commission? What is the major asset you will bring to the HDC if you are selected?

Hugh Daniels: In your opinion, what is the importance of the Historic District and what qualities do you feel make of the Historic District a desirable place to live?

Shauna Kerr: Under what circumstances do you perceive that you would have a conflict of interest with your role as a Commissioner?

Paul Sincock: The community has recently enacted new height and setback requirements for houses in the Historic District to ensure historic neighborhood compatibility. Do you support these changes? What other improvements need to be made in the Historic District's planning tools to further ensure the preservation of Park City's Historic District?

Chuck Klingenstein: One of the HDC's responsibilities is the review of all building projects that take place in the Historic District. This position is often tedious due to a detailed architectural review and controversial since this review often takes a long time. Do you have the time to commit to meetings and the skills to handle some less than patient applicants?

Roger Harlan: The HDC reviews all Certificates of Appropriateness for Demolition.

This can be a very emotional and stressful process, especially when the criteria is applied to an application, and the determination is that the structure may not be demolished. How would you handle these difficult decisions?

Alternate question: Describe your vision of the Historic District in the next ten to twenty years.

Alternate question: Do you have a background in historic preservation? Have you been involved in historic preservation projects or a member of historic preservation organizations?

**Bob Powers.** Mr. Powers stated that he is interested in serving on the HDC because he feels that the Historic District is an asset to the town both financially and historically. He felt that he has the interest and the time to serve well. In response to the question from Mr. Daniels, he responded that the Historic District is our link to the past and gives us our sense of community which he worries that we're losing. Mr. Powers stressed that he didn't perceive he would have a conflict of interest. In response to the question from Mr. Sincock, he answered that the setbacks were badly needed, but felt he didn't know enough about other tools to ensure neighborhood compatibility. In response to the question from Chuck Klingenstein, he stated that he has the time to commit to meetings and felt that he could handle the applicants. With regard to CAD applications, Mr. Powers stressed that if the HDC denied the request, he would try to help the applicant find a way to maintain the property for a use. Chris Larson stated that it has been said that Old Town is not for everyone, and ask how far we should go to accommodate people who want to live there. Mr. Powers answered that they must be willing to comply with the guidelines and the building must add to the continuity of the District. With regard to a background in historic preservation, Mr. Powers stated that he has had no experience.

**Paul Williams.** Mr. Williams stated that he has been interested in the history of Park City all of his life. He was born and raised as a fourth generation Parkite and has lived here at least on a part-time for 45 years. He added that he works full-time at the Silver Mine Adventure, part-time at the Chamber/Bureau museum, and is a member of the Historical Society. Mr. Williams noted that defining Park City as a "resort community" is inaccurate; it is an "historic resort community" and once this is understood, there will be a clear vision. In response to desirability, Mr. Williams noted that Old Town is a community. Although he owns property in Old Town, Mr. Williams did not feel he would have a conflict of interest. Family homes have been restored authentically and future projects will be restored or reconstructed. In response to Mr. Sincock's question, Paul Williams was unsure about utilizing other planning tools, but was in favor of the height and setback restrictions and had wished that they were enacted 20 years ago. In response to Mr. Klingenstein's question, Mr. Williams stated that he felt he could be firm with his decisions. With regard to Roger Harlan's question about CADs, Mr. Williams stated that he would emphasize to the applicant that he knew this is an historic area when he purchased property, and would adhere to the philosophy of the HDC. In response to Chris Larson's question, Mr. Williams felt that the

Historic District was designed for 3,000 people and not many more. Homes cannot be modified to the extent that a restoration is compromised and people have to understand that. Mr. Williams stated that his grandfather and uncle have restored their homes and he has been involved. He added that if the grant program could be expanded, it would be a great thing for the community. For the benefit of Mr. Klingenstein, Mr. Williams stated that he would be able to say "no" to a CAD application even if it were to long-time Old Town resident and friend that he has known for years. He added that it is going to be expensive to put Old Town back to the way it should look, but if it is not done we'll lose a lot more than money. He felt that the Silver Mine Adventure is going to wet peoples' appetite for history and Park City should get the show on the road. Although he currently lives in Salt Lake City, Mr. Williams indicated that he is in Park City about five days a week and HDC meetings would not be a problem. Hugh Daniels asked what Mr. Williams meant by "the creation of an exclusive historical area" on his application. Paul Williams stated that the historical area should be historic and if people want to do something other than what the guidelines dictate, it should be built somewhere other than the Historic District. It is important to press on with historic renovation.

**Linda McReynolds.** In response to the question from the Mayor, Ms. McReynolds indicated that she has always been interested in the Historic District and has just moved into her Woodside home in August. She has a house full of antiques and feels that the District is the "jewel in our crown". She felt that she would bring her enthusiasm, willingness to work hard and her web of the community. Ms. McReynolds also felt that her real estate background would be helpful as it would provide a perspective that not everyone would have, as it really makes you more sensitive as to what works and what doesn't work. She added that she has joined the Historical Society and the Utah Heritage Foundation. Mr. Daniels asked the importance and qualities of the Historic District. Ms. McReynolds responded that it is our connection with history and the reason our community exists. She compared Park City to Aspen or Vail where you just don't have the same feeling of community; the historic connection makes a place look like a town. She stated that she did not feel she has a conflict of interest. The Mayor asked how she would handle a client who purchased her listing in Old Town and wanted to enlarge that residence. Ms. McReynolds pointed out a different example where she has never contributed to packs in the real estate community because she is fearful that support will be given to someone that is anti-abortion and she feels very strongly personally on that issue that she is willing to set aside professional opportunities for personal beliefs. She emphasized that she believes that Old Town is not for everyone, and if someone needs 3,500 square feet, they should look in a different neighborhood. Size and scale in Old Town is more important than any sale she could make and she sells enough real estate that she does not need to prostitute herself that way. With regard to the new Historic District amendments, she stated that she is supportive of the new restrictions, and added that every lot is so unique that it almost can't be put on paper. Ms. McReynolds also discussed contextual relationships with smaller buildings next to large ones. In response to Mr. Klingenstein's question, she felt her real estate occupation is helpful, and explained that you just do the best you can even though not everyone will be happy with a decision. With regard to the CAD question, Ms. McReynolds stated that one must explain the position of the HDC as best you can. Chris Larson asked how far the HDC should go in

accommodating remodels. Ms. McReynolds responded that the guidelines have to be followed and must fit in the context of the District. Mr. Larson pointed out that the HDC is a decision-making body and decisions rendered may be difficult; he asked if she was willing to make those hard decisions. Ms. McReynolds didn't feel she would have a problem with that.

**Jim Petrie.** In response to the first question, Mr. Petrie answered that he would like to get more involved in the community and felt that his background as a contractor in fine finish work for restorations would be helpful. He added that last year he graduated with honors in architecture and is now working on the Egyptian Theater restoration. In his opinion, the main importance of the Historic District is the focus it gives to the community, otherwise Park City would be like any other ski town in the United States. Because Old Town is in a narrow canyon, consistency is important. He continued that he likes living in Old Town because he can park his car and walk to Main Street where he works and there are services and recreational opportunities. Ms. Kerr asked if Mr. Petrie perceived any conflicts of interest, either land holdings or work relationships. He noted that the only possible conflict is his strong feeling about restoration as opposed to replication. Mr. Petrie felt that in-fill development should be complimentary so that there is an evolution in the neighborhood. He continued that he might have clients in Old Town occasionally, but stressed that he is in favor of scale limitations which is unique to the mining architecture. This scale needs to be preserved and he would push a client to conform with guidelines. He explained, however, that most of his clients own property in Deer Valley. Discussion ensued regarding voting on the HDC. With regard to Paul Sincock's questions, Mr. Petrie stated that he whole-heartedly supported the changes and attended several of the meetings over the years. One of the things affecting Old Town is the limited parking situation and snow storage. He hoped that the architectural style of homes would be explored and discussed overhangs for snow shedding. Mr. Harlan asked the CAD question and added what he would do if the applicant was a friend. Mr. Petrie stated that if it were a close friend he would disclose that and recuse himself from voting on the issue. He stressed that rules are meant to be followed and they can't be circumvented forever because we'll run out of old buildings to apply them to. It is time to draw the line and although it is far more profitable for him to demolish his house and build something larger, he personally is committed to the District and doesn't need a larger home. If someone wants a larger house, they should consider a different subdivision. Chris Larson asked how far the HDC should go for applicants who want to maximum their properties. Mr. Petrie didn't feel that Old Town is for everybody and would actually like to see some of the square footage reduced again. He believed that people should be aware of the restrictions the real estate community should inform clients of the guidelines. He doesn't feel that this is an imposition as remodels may not only destroy the historic character of a house but the whole neighborhood.

**Ken Martz.** Mr. Martz indicated that he is still interested in serving because it has been a good experience. It hasn't always been positive but it has been challenging. Mr. Martz discussed the learning process involved, especially as a team. He described the donation of the Commissioners' stipend to historic projects and the grants as positive experiences. Mr. Martz

discussed the pressures on the HDC with regard to economics and in order to have the Historic District a desirable place to live there has to be a process to preserve historic value. Ms. Kerr asked if Mr. Martz ever had a conflict of interest. He stated that he disclosed when an applicant was a neighbor, but he has always participated in the process. Mr. Martz explained that a difficult situation is being approached by applicants at places other than meetings and trying to maintain neutral. Mr. Martz felt that the downsizing of structures in the ordinance was a good step, although it may have to be fine-tuned. He suggested that the HDC be more involved in volumetrics. One of the problems he finds is that a building is too big, but the HDC's only charge is to make it look good, and it is further frustrating when the volumes for the Town Lift Project were decided in the early 1980s. He also thought it would be helpful to offer input on the Park Avenue/HRC zone at an earlier stage in the process. Mr. Martz discussed CAD applications, and the difficulty with the Burnis Watts application as it was a very emotional process. He stated that on many occasions in the review of CAD applications, he wanted to suggest alternatives for the property, but the HDC had to focus on the legal process of the CAD. Mr. Martz felt that if the HDC could offer alternatives, the process would be less antagonistic.

The interviews were completed, and a closed session convened.

#### MEMORANDUM OF CLOSED SESSION

The City Council met in closed session at approximately 4:30 p.m. Members in attendance were Mayor Brad Olch, Hugh Daniels, Roger Harlan, Shauna Kerr, Chuck Klingenstein, and Paul Sincock. Also present was Mark Harrington, Assistant City Attorney; and Chris Larson, Chairman of the Historic District Commission. Chuck Klingenstein, "I move to close the meeting (to discuss appointments to the HDC)". Hugh Daniels seconded. Motion carried unanimously.

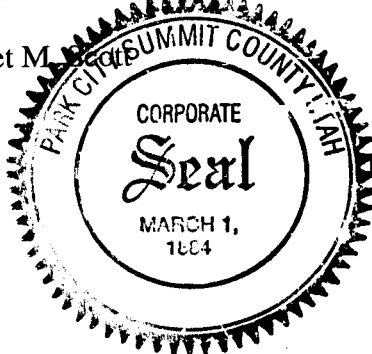
The closed session adjourned at approximately 5 p.m.

Prepared by Janet M. Scott

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The meeting for which these minutes were prepared was noticed by posting 24 hours in advance and by delivery to the news media two days prior to the meeting.

Prepared by Janet M.



*Janet M. Scott*  
Janet M. Scott, Deputy City Recorder